

CASE # _____

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

C16-2012-0007
ROW-10747223
TP-041805-01-05

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 500 East Stassney Lane

LEGAL DESCRIPTION: Subdivision - DMC & Stassney Venture

Lot(s) 1 & 2 Block A&B Outlot Division

I, Jim Bennett as authorized agent for Falcon Ridge Apartment affirm that on

3/18/12, hereby apply for a hearing before the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

A free standing sign providing a total height of 12 ft. 6 inches, and providing a total sign face area of 42 sq.ft

in a MF-2 zoning district, located within the Multi-Family Sign District.

25-10-127 (1)(1)(2)

If your variance request is for a reduction in setbacks or height limits, please contact Christine Esparza with the Electric Utility at 322-6112 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the
Following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable Opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because:

this is a large site with 439+ feet of frontage and the existing sign is not readily visible due to the curvature of the street and the topography of the site. The existing trees and landscaping features prevent the sign from being seen.

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

the proposed sign will not interfere with any other signs due to the large amount of frontage for this site.

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

this proposed sign will allow reasonable identification of the use of this property.

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

placing this sign at the middle of this site prevents any special privilege because other signs in the area are already larger than 6ft. tall and greater than 35 sq. ft.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Drive

City, State & Zip Austin, Texas 78748

Printed Name Jim Bennett Phone (512)282-3079 Date _____

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

Printed Name _____ Phone _____ Date _____

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: _____

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: SURROUNDING PROPERTIES ARE APARTMENTS

AS WELL, THE TWO CLOSEST ARE ALEXAN CITY LIGHTS

(ACROSS THE STREET) AND PLATINUM SOUTHSIDE (ACROSS THE STREET).
BOTH HAVE SIGNIFICANTLY LARGER SIGNS.

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: _____

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: COMPETING PROPERTIES

ALREADY HAVE SIGNIFICANTLY LARGER SIGNS (SEE ATTACHED PICTURES)

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

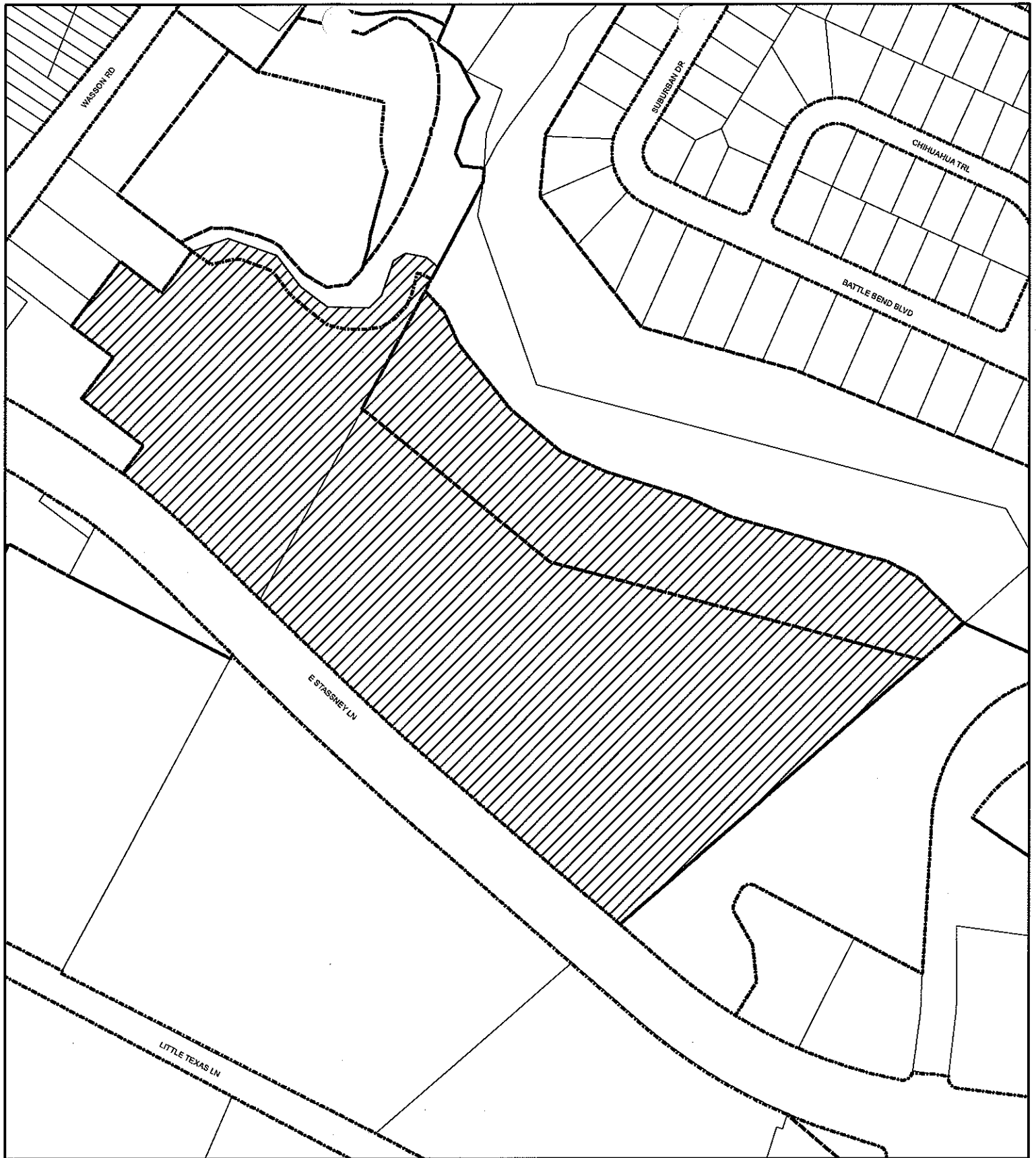
Printed _____ Phone _____ Date _____

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jeff Asken Mail Address 2602 MCKINNEY AVE, STE 110

City, State & Zip DALLAS, TX 75204

Printed JEFF ASKEN Phone 214 234 1896 Date 3/7/12



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C16-2012-0007
LOCATION: 500 EAST STASSNEY LANE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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GREYSTAR

NOTES:
1. All dimensions are in feet and inches.
2. All materials are to be specified by the architect.
3. All materials are to be specified by the architect.
4. All materials are to be specified by the architect.
5. All materials are to be specified by the architect.

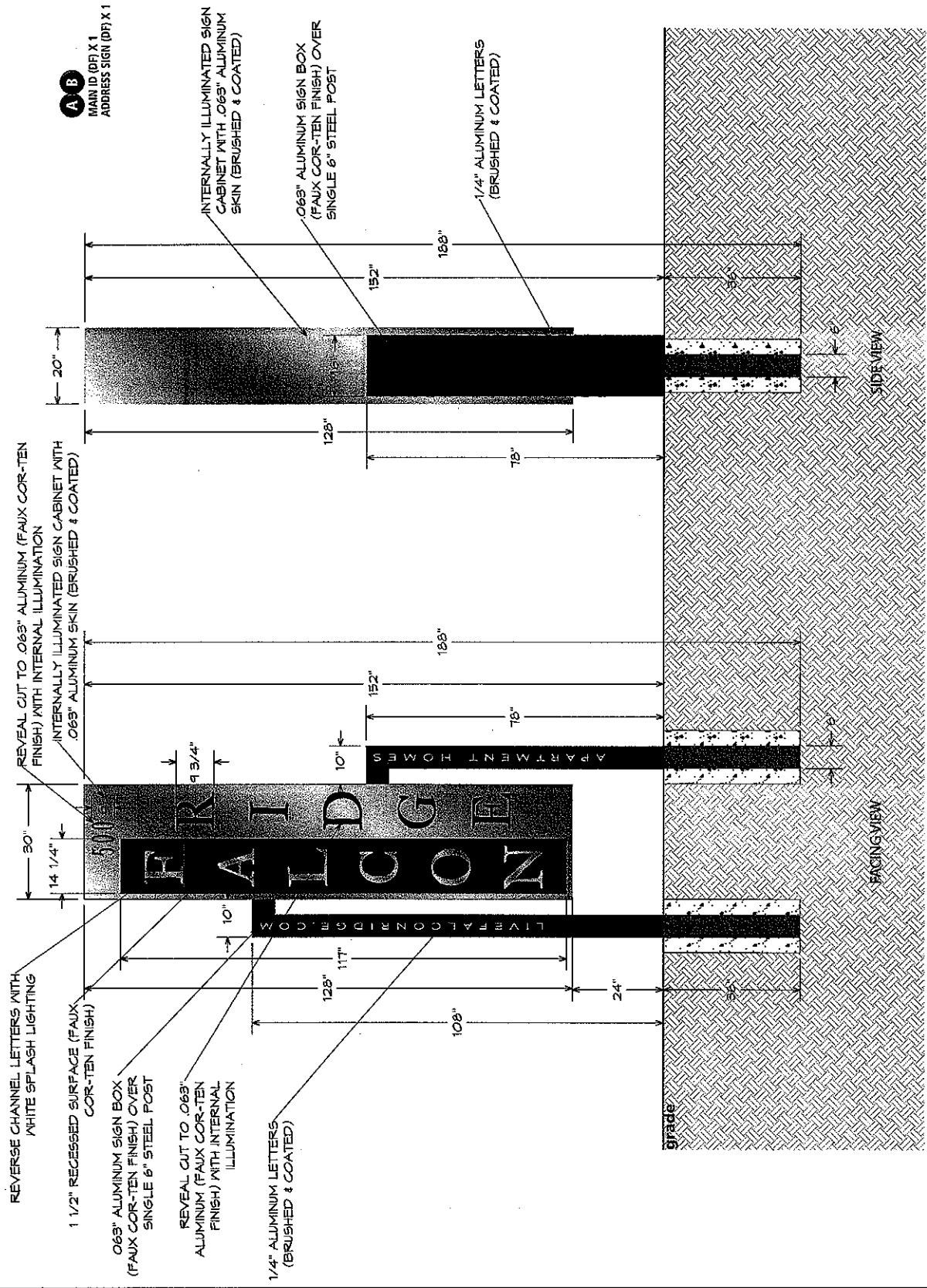
JOB NO.
FG-8110 (RS)

Falcon Ridge Greystar Austin, Texas

APPROVAL

DESIGNER INITIALS
S.M.
DATE
03/14/2012
SHEET TITLE
ENTRY
SIGNAGE

SHEET NO.
ES.01.06





FALCON RIDGE
COMMERCIAL, LLC
60011, All materials, methods and details
shown or represented by these drawings are
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Falcon Ridge Commercial, LLC.

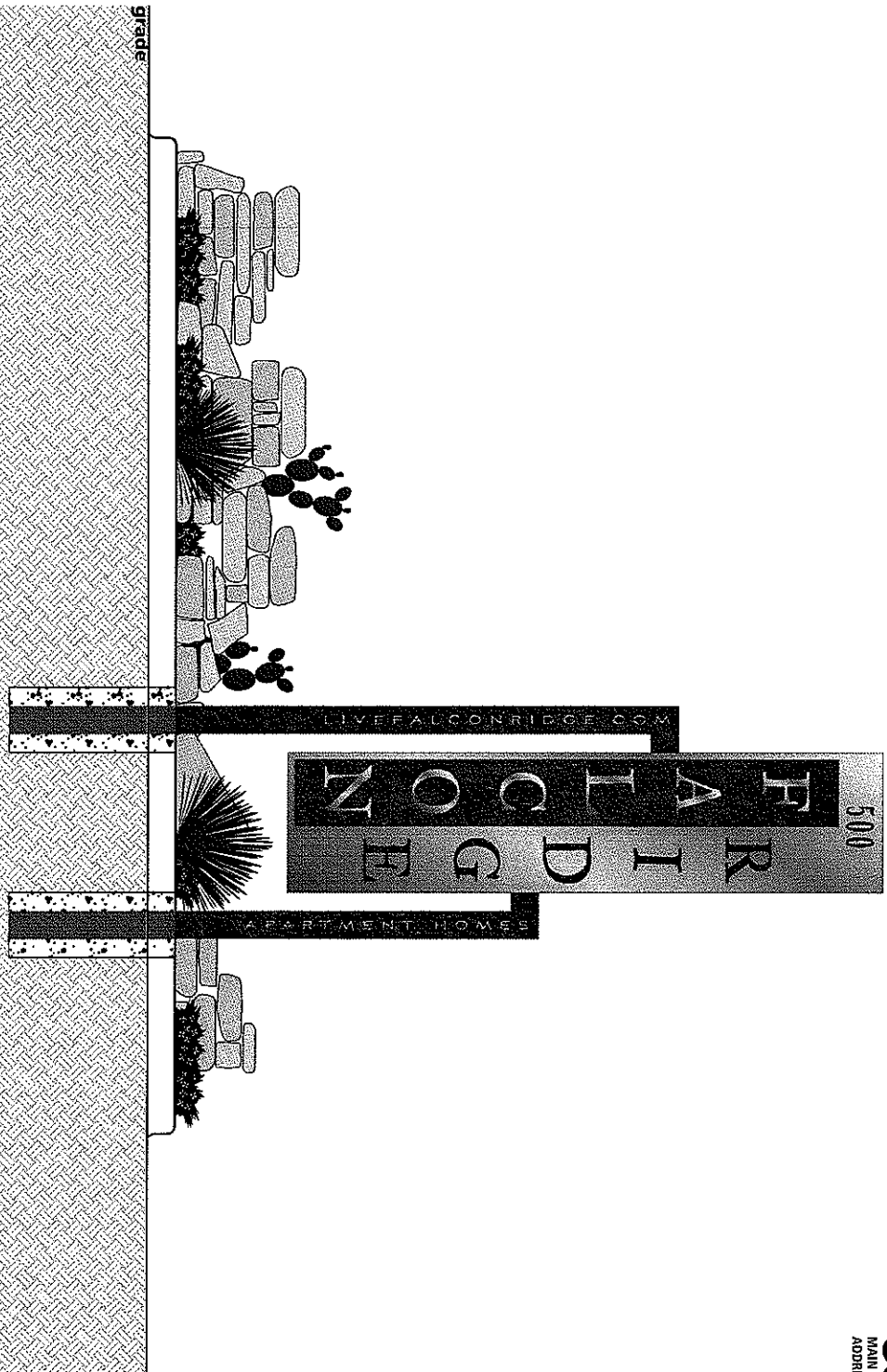
JOB NO.
F-G-81110 (RS)

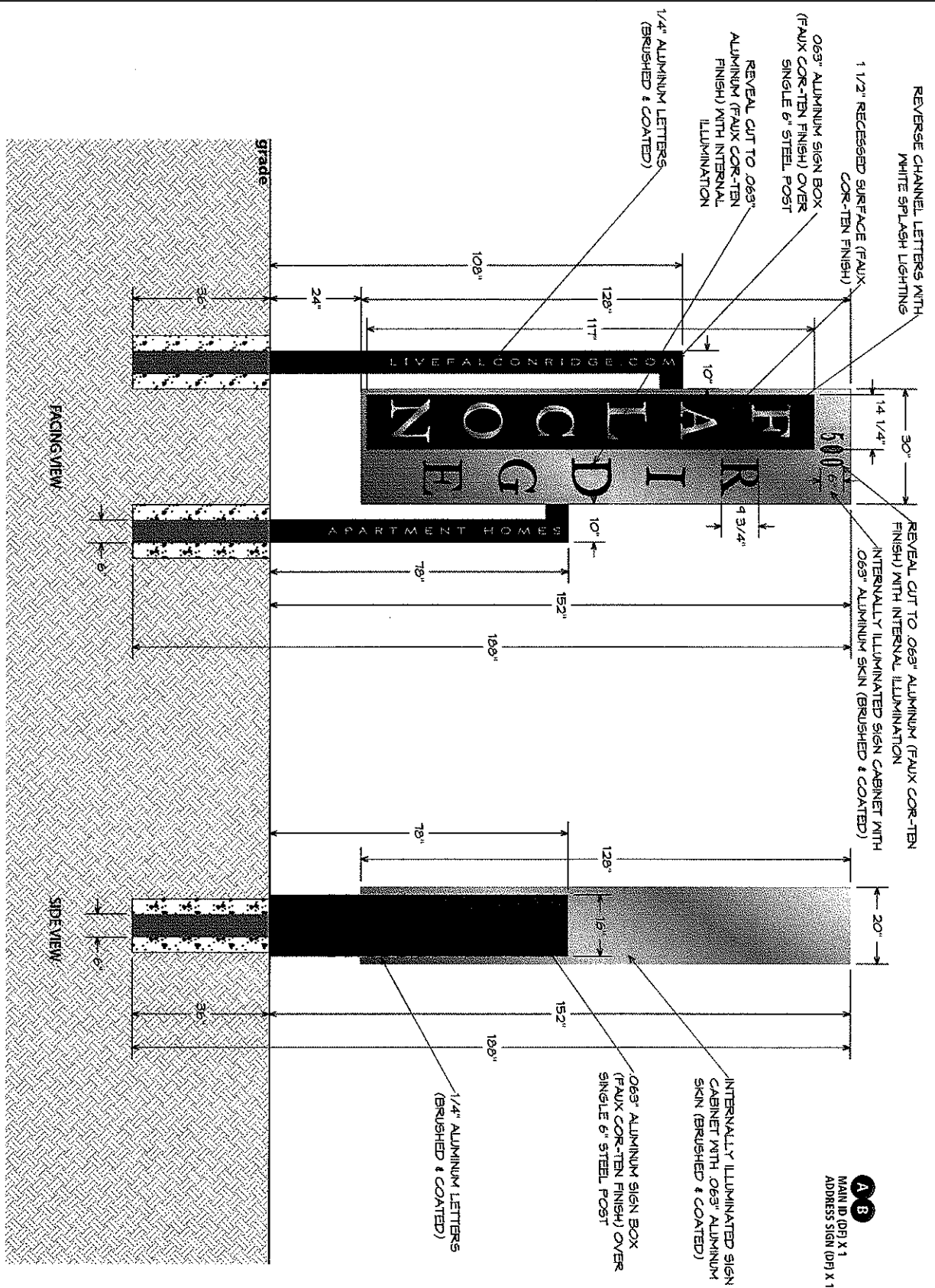
Falcon Ridge Greystar Austin, Texas

APPROVAL

DESIGNER INITIALS
DATE
02/17/2012
SHEET TITLE
ENTRY
SIGNAGE
SHEET NO.
ES.01.05

A B
MAIN ID (DF) X 1
ADDRESS SIGN (DF) X 1





FOURCE

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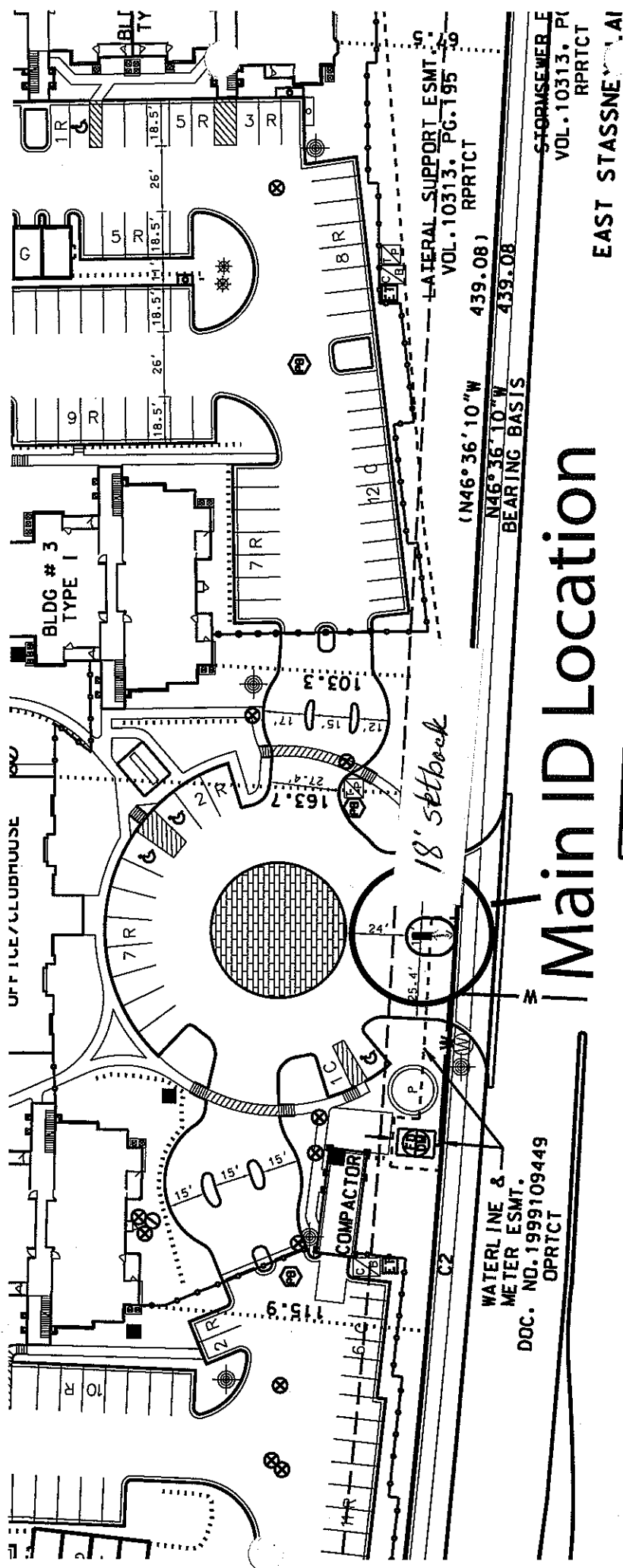
JOB NO.

F-G-81110 (RS)

Falcon Ridge
Greystar
Austin, Texas

APPROVAL

DESIGNER INITIALS
DATE
03/14/2012
SHEET TITLE
ENTRY SIGNAGE
SHEET NO.
ES.01.06



ROD FOUND.

ROD FOUND.

ROD WITH

FIELD NOTES CONTINUED

1. N78°46'13"E, 76.58 FEET TO A 5/8 INCH IRON ROD WITH
PLASTIC CAP MARKED "RPLS 4532" SET.